

ROBERT HOLMES

— & COMPANY —

19 Claremont Lodge, The Downs

Wimbledon, London, SW20 8UA



A bright, well presented duplex apartment with private patio located in a gated development with easy access to Wimbledon Village, the Common and the town centre

£975,000

Share of Freehold

- Hallway
- Reception Room
- Kitchen
- Main Bedroom with e/s shower room
- Further double Bedroom
- Study/bedroom 3
- Shower room
- Private Patio
- Communal Gardens
- Allocated covered Parking Space

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This bright, well presented apartment is set over two floors on the ground and lower ground floor of the period section of this building set in a gated development. The accommodation is presented in excellent, neutrally decorated order throughout with high ceilings, and includes a hallway leading to a generous reception/dining room with feature fireplace and three large windows flooding the room with light. Off the reception room is a smartly fitted and comprehensively equipped kitchen with a range of units with integrated appliances. Stairs descend to a well proportioned main bedroom with fitted mirror fronted wardrobes and a smartly appointed en suite shower room; a second double bedroom and a third bedroom/study plus a further shower room. There is a door to a private paved patio from this floor. The property enjoys the benefit of well maintained communal gardens, and an allocated covered parking space.

Claremont Lodge is well placed for Wimbledon Village with its array of boutiques, restaurants and cafes and the open spaces of the Common. Wimbledon town centre and Raynes Park are all within easy reach of the property, together with several tennis and golf clubs. Transport connections including bus routes and mainline and District Line rail and tube services are also close by.

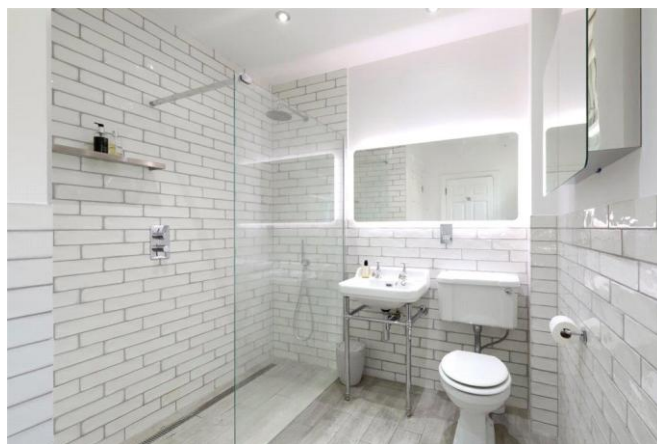
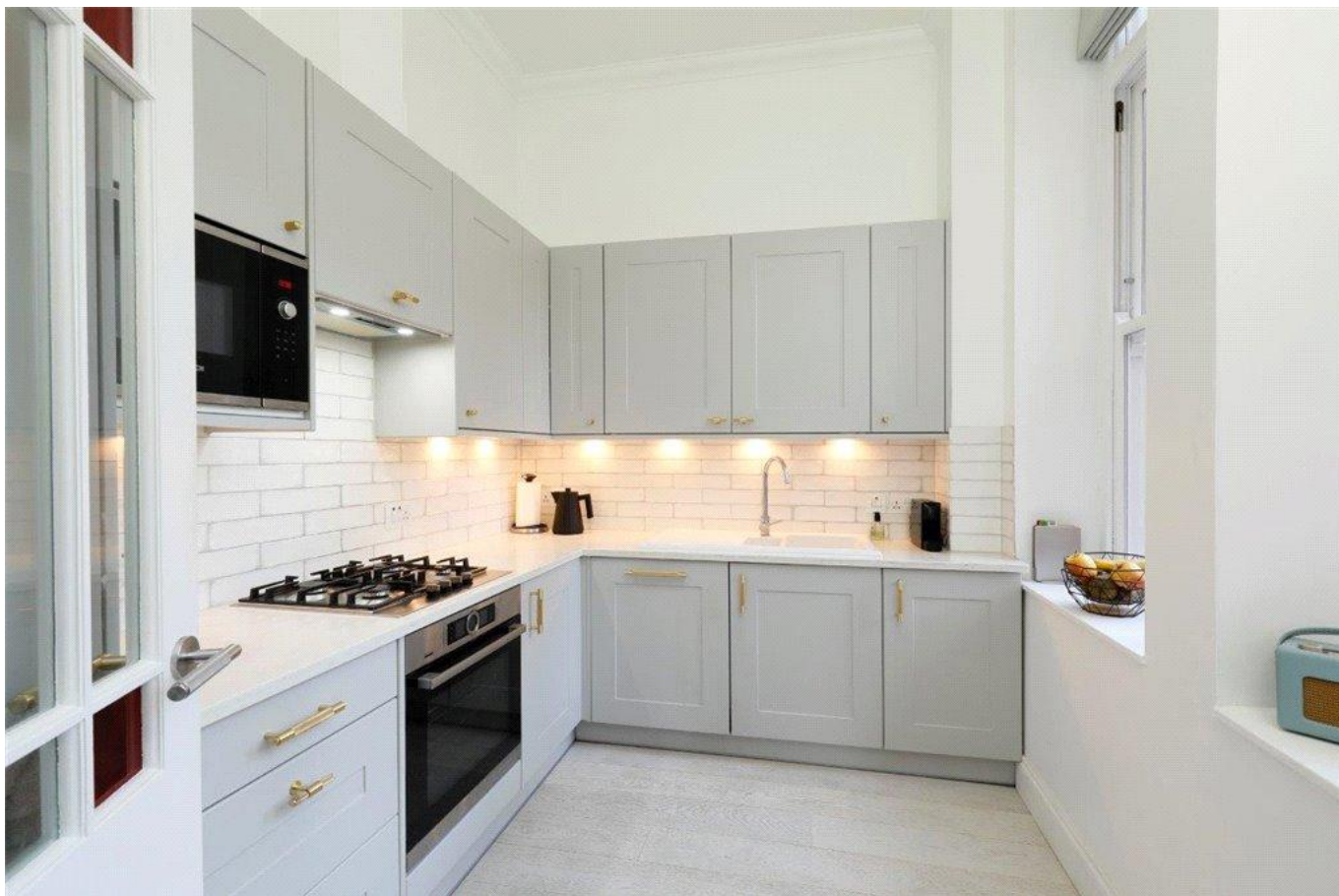
TENURE: Share of Freehold – 125 years from 24 June 1997; The quarterly service charges are £541.86 + £653.84 + £258.50 = £1,454.20. Quarterly contributions to the reserve fund are ££60 + £1,029.50 + £833.33 = £1,922.83. Quarterly freehold charge: £70 (as advised by vendor)



VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, or tested the services, appliances or specific fittings.

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Local Authority Merton; Council tax band G; ER/C



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ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE